

**MINUTES OF MEETING  
FOX BRANCH RANCH  
COMMUNITY DEVELOPMENT DISTRICT**

The Board of Supervisors of the Fox Branch Ranch Community Development District held a Regular Meeting on October 8, 2025 at 9:30 a.m., at the City of Davenport Tom Fellows Community Center, 207 North Blvd. West, Davenport, Florida 33837.

**Present:**

Shelley Kaercher	Chair
John (JC) Nowotny	Vice Chair
Mary Moulton	Assistant Secretary

**Also present:**

Andrew Kantarzhi	District Manager
Jere Earlywine (via telephone)	District Counsel
Joey Arryo	Atmos Living Management
Josean Lopez (via telephone)	Yellowstone Landscape
Nicole Ailes (via telephone)	Yellowstone Landscape
Scott Carlson	Juniper formerly Landscape Maintenance Professionals (LMP)

**FIRST ORDER OF BUSINESS**

**Call to Order/Roll Call**

Mr. Kantarzhi called the meeting to order at 9:35 a.m.

Supervisors Moulton, Nowotny and Kaercher were present. Supervisors Van Auker and Tyree were absent.

**SECOND ORDER OF BUSINESS**

**Public Comments**

No members of the public spoke.

**THIRD ORDER OF BUSINESS**

**Consideration of Financial Capability for Perpetual Operations and Maintenance Entities for Stormwater Management System Phase 3 & 4**

**On MOTION by Ms. Kaercher and seconded by Mr. Nowotny, with all in favor, the Certification of Financial Capability for Perpetual Operations and Maintenance Entities for Stormwater Management System Phases 3 & 4, was accepted and approved.**

**FOURTH ORDER OF BUSINESS**

**Consideration of Resolution 2026-01, Designating the Location of the Local District Records Office and Providing an Effective Date**

This item was deferred.

**FIFTH ORDER OF BUSINESS**

**Ratification Items**

- A. **Dora Landscaping, LLC First Amendment to Landscape Maintenance Services Agreement**
- B. **Dora Landscaping, LLC Second Amendment to Landscape Maintenance Services Agreement**

**On MOTION by Ms. Kaercher and seconded by Mr. Nowotny, with all in favor, the Dora Landscaping, LLC First Amendment to Landscape Maintenance Services Agreement and the Dora Landscaping, LLC Second Amendment to Landscape Maintenance Services Agreement, were ratified.**

**SIXTH ORDER OF BUSINESS**

**Acceptance of Unaudited Financial Statements as of August 31, 2025**

**On MOTION by Ms. Kaercher and seconded by Ms. Moulton, with all in favor, the Unaudited Financial Statements as of August 31, 2025, were accepted.**

**SEVENTH ORDER OF BUSINESS**

**Approval of August 13, 2025 Public Hearings and Regular Meeting Minutes**

**On MOTION by Ms. Kaercher and seconded by Mr. Nowotny, with all in favor, August 13, 2025 Public Hearings and Regular Meeting Minutes, as presented, were approved.**

**EIGHTH ORDER OF BUSINESS****Staff Reports**

- A. **District Counsel: Kutak Rock LLP**
- B. **District Engineer: Dewberry Engineer, Inc.**

There were no District Counsel or District Engineer reports.

- C. **Field Operations: Atmos Living Management Group, LLC**
  - **Field Operations and Backflow Inspection Reports (August and September 2025)**

Mr. Arroyo presented the Field Operations Inspections Reports for August and September and the Backflow Report. He noted that wildlife signs will be installed. Ms. Kaercher stated that the holiday decorations will be installed in mid-November.

- D. **District Manager: Wrathell, Hunt and Associates, LLC**
  - **NEXT MEETING DATE: November 12, 2025 at 9:30 AM [Courtyard Winter Haven, 6225 Cypress Garden Blvd., SE, Winter Haven, Florida 33884]**
    - **QUORUM CHECK**

The next meeting will be on November 12, 2025, unless cancelled.

**NINTH ORDER OF BUSINESS****Board Members' Comments/Requests**

There were no Board Members' comments or requests.

**TENTH ORDER OF BUSINESS****Public Comments**

No members of the public spoke.

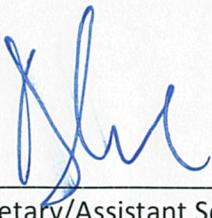
**ELEVENTH ORDER OF BUSINESS****Adjournment**

<b>On MOTION by Ms. Kaercher and seconded by Ms. Moulton, with all in favor, the meeting adjourned at 9:39 a.m.</b>
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[SIGNATURES APPEAR ON THE FOLLOWING PAGE]

FOX BRANCH RANCH CDD

October 8, 2025



Secretary/Assistant Secretary



Chair/Vice Chair